CVILLE PLANS TOGETHER

Welcome!

ZONING REWRITE

COMMUNITY OPEN HOUSE

MODULE 1

At today's event, please:

1. Sign In

2. Learn about the Zoning Rewrite and Module 1 at the display boards

3. Provide your feedback on the web or paper form

There is not a presentation today.

A recorded presentation is available on the website linked below.

Review Module 1

CvillePlansTogether.com

Comment Form

rebrand.ly/Zoning1

There is also a paper form available today.

OVERVIEW & SCHEDULE

Cville Plans Together is an opportunity for the community as a whole to update the city's future vision, focusing on ***equity*** and ***affordability***.

Affordable Housing Plan (completed 2021)
A unified strategy for housing Charlottesville's residents

Comprehensive Plan update (completed 2021)
To guide the ways the city will change and grow in the future

Zoning Ordinance update (in progress)
To ensure that development takes place in a clear and effective manner, and to work toward correcting injustice related to land use

Zoning Diagnostic + Approach *Community Review: Spring-Summer 2022*	**Diagnostic**: A review of the ability of existing Zoning Ordinance to implement adopted Comprehensive Plan concepts and a review of the existing zoning ordinance in light of "best practices" for modern zoning **Approach**: Identify a menu of needs and alternatives for the zoning rewrite
Draft Zoning Ordinance *Community Review: Early 2023*	**Module 1**: Zoning Districts, Rules of Measurement, Use Table, Zoning Map **Module 2**: Development Standards (landscaping, parking, signs, lighting, etc.) **Module 3**: Zoning Administration (review processes)
Zoning Hearings + Adoption *Late Spring 2023 (Approx.)*	**Planning Commission** holds a public hearing and makes a recommendation to City Council **City Council holds a public hearing and votes** whether or not to adopt the zoning ordinance

We Are Here

- **February - Early Spring**: After the Zoning Ordinance and map are reviewed by the community, Planning Commission, and Council, revisions and modifications will be made, as needed, based on the input received.
- **Next Steps**: The modules will be combined into a consolidated Draft Zoning Ordinance, and formal adoption public hearings will occur before the Planning Commission and City Council on all modules combined.

WHAT IS ZONING?

"Zoning" refers to the regulations that govern the development of buildings and use of land

- It ensures that we construct buildings and use land in ways that promote positive outcomes for the community.
- It implements the Comprehensive Plan and other documents that describe City land use policies.

Central elements of zoning include:

- **Zoning Map**:
  - Divides the city into zoning districts.
  - District rules and regulations determine the urban form and land uses allowed on each parcel.
- **Zoning Ordinance**: The set of rules and regulations that govern built form and use of private land. The Ordinance generally includes three sections:
  - ***Districts and uses*** (standards and uses for specific districts)
  - ***Development standards*** (generally apply to all districts)
  - ***Administration*** (which identifies the processes for applying the rules in the ordinance)

We are rewriting the Zoning Ordinance to:

- Ensure that the **Zoning Ordinance supports the newly-updated Comprehensive Plan** (including the Future Land Use Map) and other adopted plans.
- **Mitigate the flaws and barriers to development** identified by City planning staff, elected and appointed officials, and other community members.
- Make sure the ordinance is **easier for all to read, understand, and apply**.

Want to learn more about zoning?

Open your smartphone camera on this code to scan it

Zoning Overview

FLOWCODE PRIVACY.FLOWCODE.COM

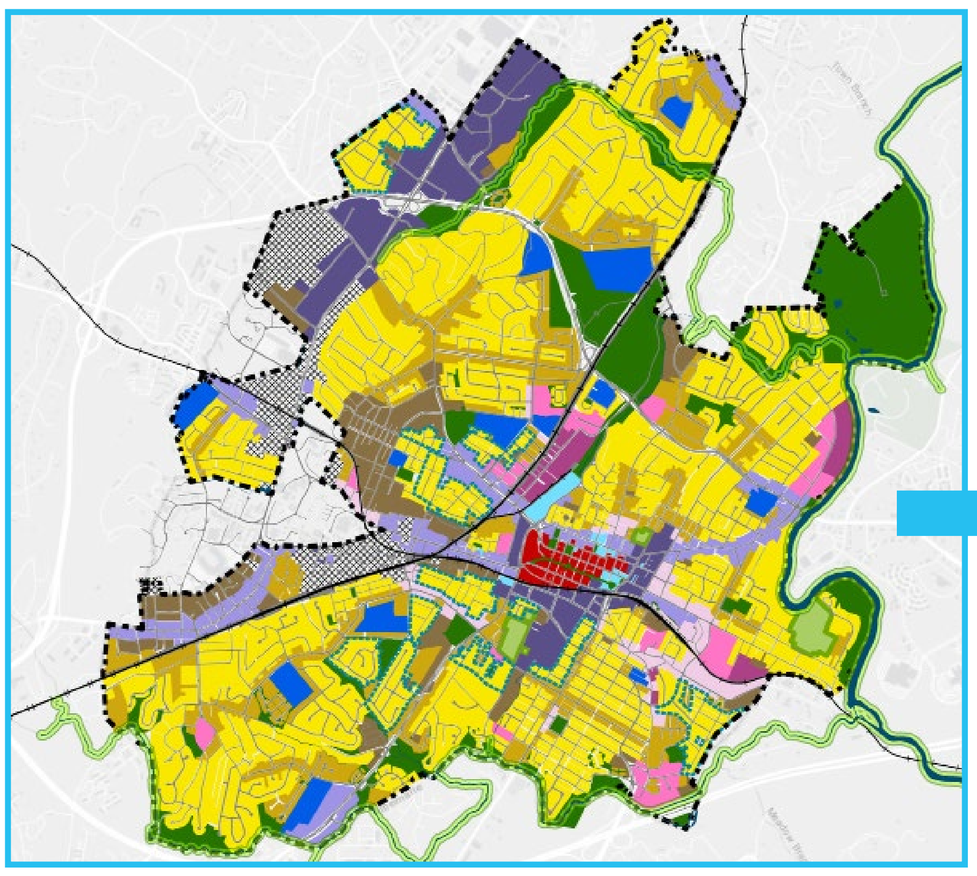
Or visit:
cvilleplanstogether.com/zoning-plan

FROM THE COMPREHENSIVE PLAN TO THE ZONING ORDINANCE

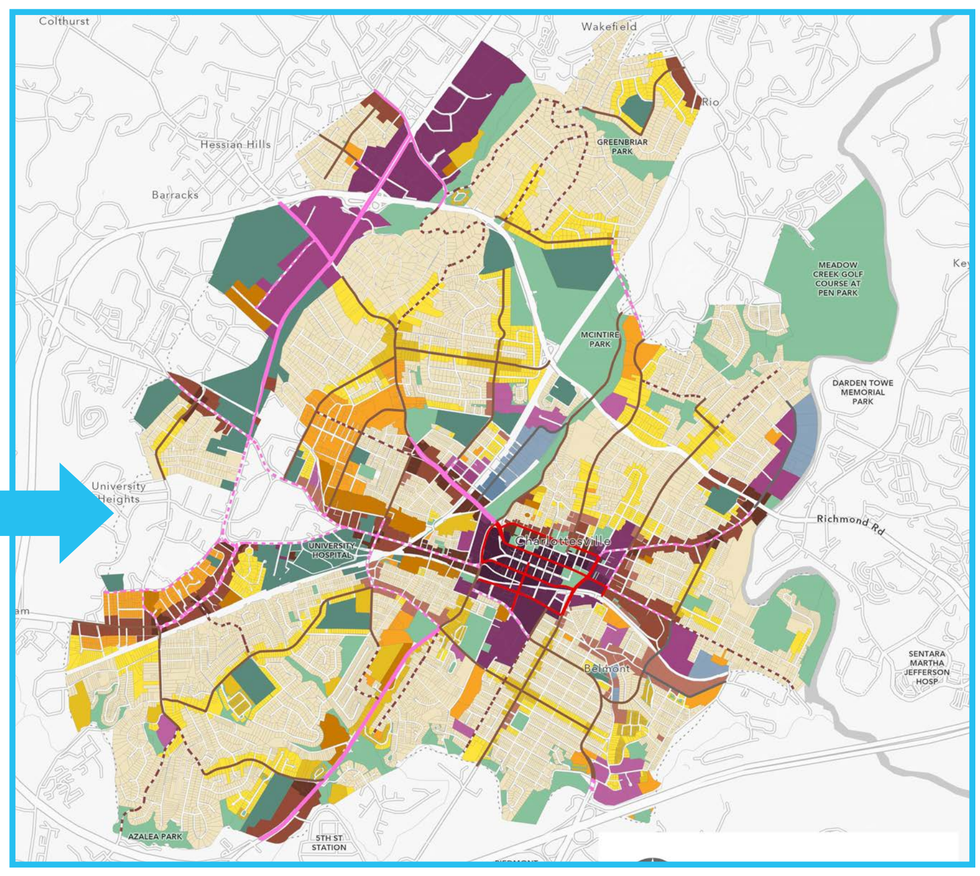
The newly-updated Comprehensive Plan and other plans provide a base of recommendations for the Zoning Rewrite.

- The adopted **Comprehensive Plan**, **Affordable Housing Plan**, and **Small Area Plans** lay out the long-term vision and policy goals for the city.
- Through regulation of development, the **Zoning Ordinance is one of the primary tools to implement** the visions and goals of these plans.
- The **Future Land Use Map** is a visual guide for land use decisions, rezonings, and special use permits. It is a guide for the development of the draft zoning map.
- The **zoning map** outlines districts that have specific development requirements.

ADOPTED FUTURE LAND USE MAP

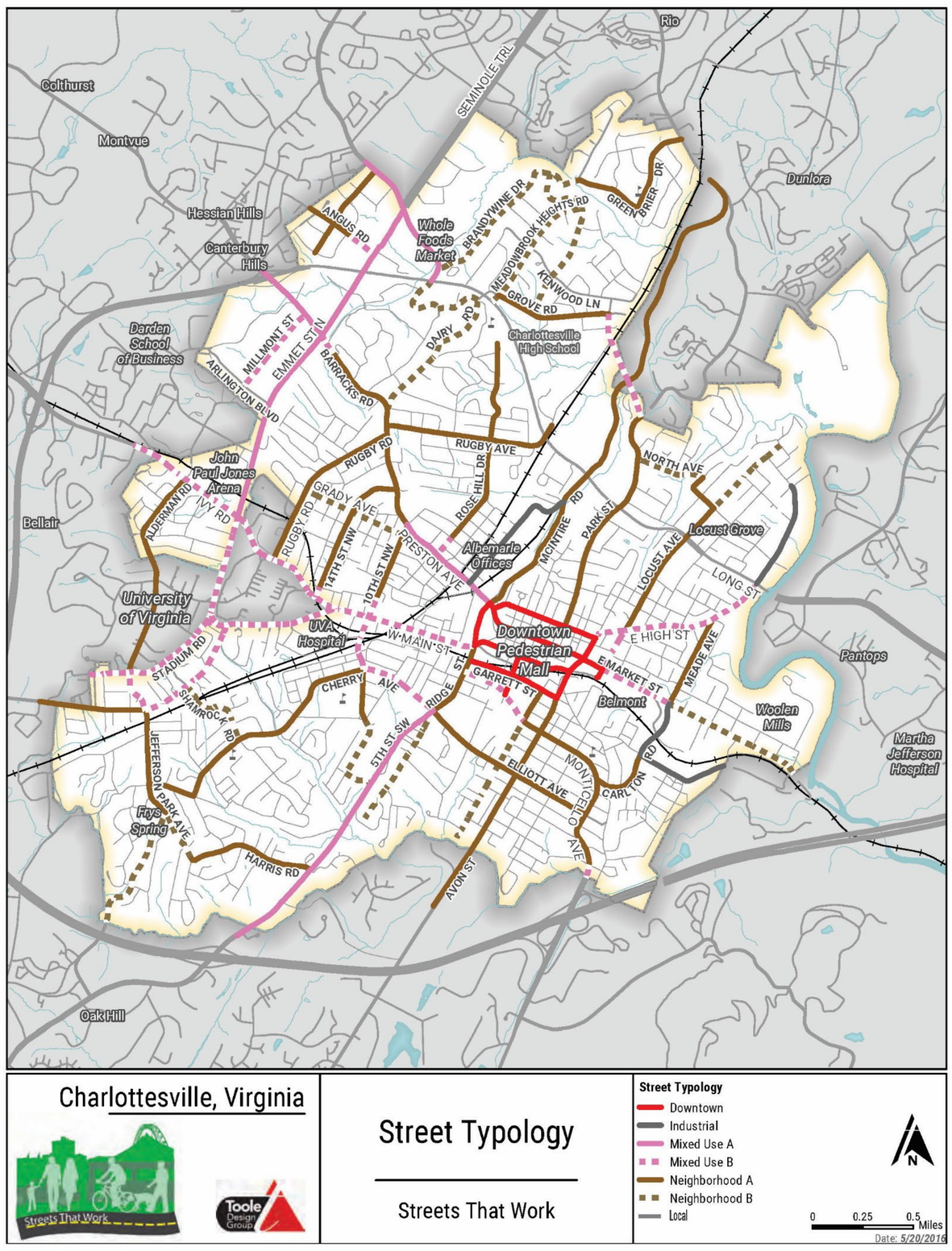


DRAFT ZONING MAP



The Zoning Map shows where the zoning district rules & regulations apply.

- **The Future Land Use Map is the organizing principle for the draft proposed Zoning Map.**
- In addition to the Future Land Use Map, another element that influenced the Zoning Map is the ***Streets that Work Plan*** (2016).
- The **purpose of the *Streets That Work Plan* is to provide a fully functional, comprehensive, multi-modal street design guide for Charlottesville** that seeks to improve the transportation network for all modes and create vibrant and sustainable public spaces along streets.
- **We used the *Streets That Work Plan*'s Street Typology map to refine the Future Land Use map categories** in some areas, to help ensure that zoning considers current and planned future transportation infrastructure.



MODULE 1 OVERVIEW

The new Zoning Ordinance is being drafted in three "Modules," which are pieces of the draft zoning.

Module 1

- **Zoning Districts, Rules of Measurement, Use Table, Zoning Map**
- *Available now*

Module 2

- **Development Standards (landscaping, parking, signs, lighting, etc.)**
- *Plan to release during the week of March 13*

Module 3

- **Zoning Administration (review processes)**
- *Plan to release during the week of April 3*

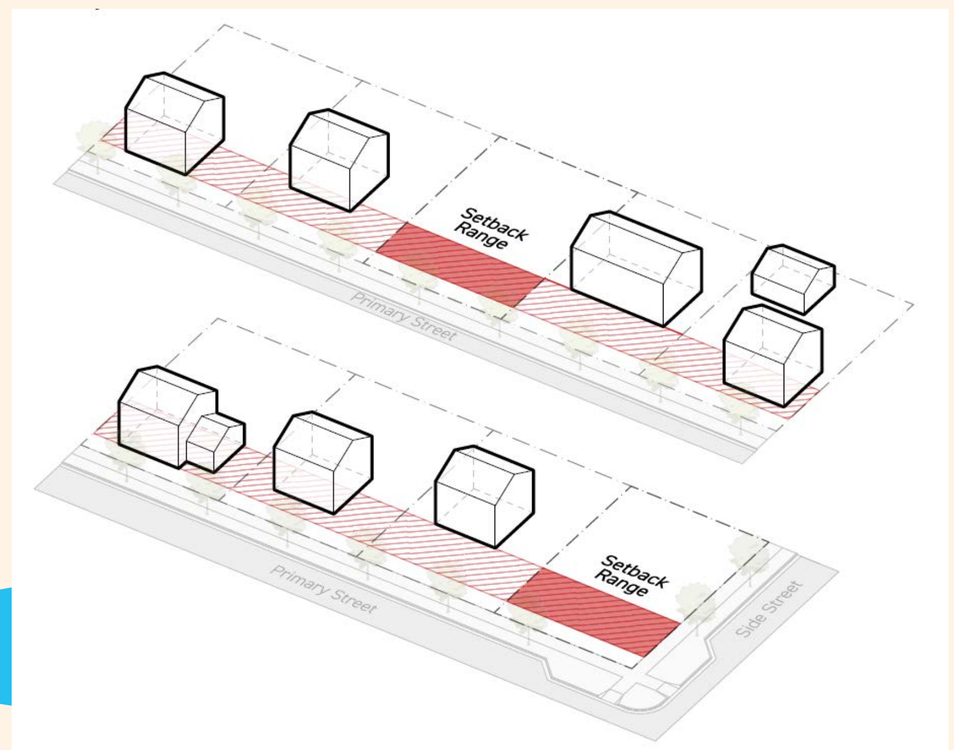
Purpose

- **Draft Article 34-2 ("Zoning Districts")** describes the intent of each zoning district and the requirements for the form of development in each district.
- **Draft Article 34-3 ("Use Regulations")** describes the uses that are allowed in each district, and related standards.
- **The draft zoning map** identifies which zoning district is applied to each parcel in the city.

Key Changes from the Current Ordinance

- Changes to zoning districts and the zoning map:
  - **Changes to implement the update**d Future Land Use Map, including more housing allowed in most residential and mixed-use areas
  - **Allowance for small-scale commercial uses**, such as neighborhood retail and professional service offices, in additional areas
  - **Creation of an Inclusionary Zoning requirement** for developments over a certain size to provide affordable units
  - **Creation of a bonus** of additional height or units in exchange for **providing affordable units**
  - **Simplification** of mixed-use districts
- **Use of building form to control intensity** rather than housing units per acre in higher intensity residential and mixed use districts
- **Clarifications to the way height is measured** and other rules for zoning districts that provide more predictable outcomes and more flexibility
- **Modifications to setback requirements**
- **Clarification of allowed uses**, including clearer definitions and better standards
- **Change in the format of the section** to use more graphics and tables to illustrate requirements

Accessory Commercial Unit (ACU) in St. Paul MN



Example of establishing a setback range fromexisting development patterns.

HOUSING AFFORDABILITY OVERVIEW

- The **Affordable Housing Plan** (March 2021) builds a **framework to guide affordable housing policy and investments** with the goal to increase the impacts of the City's policies and programs, remove barriers to access, and advance racial equity in housing in Charlottesville.
- Strategies include using funding commitments to grow the existing stock of subsidized homes by nearly 70%, preserve nearly 40% of existing subsidized housing at risk of becoming unaffordable or obsolete, and provide direct assistance annually to up to 2,000 households facing housing instability.
- Many of the strategies in the plan depend on the opportunity to build more housing in Charlottesville.

Affordable Housing Plan Recommendations Summary

Implementation Needs
Funding: Make a strong and recurring financial commitment to address housing needs in Charlottesville
Governance: Build governance structures that institutionalize an equitable and efficient implementation of the Affordable Housing Plan.
Tools
Land Use: Revise regulations and development approval processes to increase the supply of housing and slow the increase in housing cost, while protecting lower income and other marginalized communities.
Tenants' Rights: Change local policy and advocate at the state level to expand Charlottesville's ability to support tenants' rights.
Subsidy: Focus and align subsidy programs with community-defined priorities and make changes to increase impacts.

Zoning Tools for Supporting Affordability

- One of the primary goals of the zoning rewrite is to **increase the opportunity for more housing options throughout the city**, including ***more housing*** that is ***more affordable*** for both renters and potential homeowners at a variety of income levels, particularly lower- and middle-income levels.
- To help ensure that units are affordable to more people, proposed zoning changes include the use of an **inclusionary zoning policy and affordable housing density bonus policy** that are applicable to **not only new construction but also rehabilitations, conversions, and renovations**.
- **More information about the proposed inclusionary zoning policy and affordable housing density bonus policy can be found on the next board.** Additional information will be included in Module 2 of the draft Zoning Ordinance.

What is considered "affordable"?

Housing is typically considered "affordable" **if you pay 30% or less of your household income toward housing**, including things like **utilities**.

The proposed zoning is defining affordable as a housing unit where monthly payments for housing do not exceed 30% of monthly income for someone whose income level is **at or below 60% of Area Median Income (AMI)**.

In 2022, **60% of AMI is $62,900 for a four person household**, which means that monthly costs should be $1,573 or lower for a household that size, at the 60% AMI income level.

SUPPORTING HOUSING AFFORDABILITY THROUGH ZONING

More information about the policies below will be included in Module 2 of the Draft Zoning Ordinance.

Inclusionary Zoning Policy

- The goal of the proposed inclusionary zoning policy is to support Charlottesville's housing needs through the **required** creation of affordable housing that the housing market would not otherwise address or build. This applies in all zoning districts that allow for residential uses.

If new construction or any rehabilitation, conversion, or renovation of existing buildings includes **10 or more units of housing**

→ **Required** to include **10% of units affordable** to households at or below 60% AMI

Affordable Housing Density Bonus Policies

- A density bonus is different from an Inclusionary Zoning policy because it is **optional**.

For new construction or any rehabilitation, conversion, or renovation of existing buildings in the **R-A, R-B, or R-C zones**

(which are primarily residential and correspond to the General Residential and Medium Intensity Residential areas on the Future Land Use Map in the Comprehensive Plan)

→ Qualify for a **density bonus (additional units)** if they include **only** units affordable to **households at or below 60% AMI**

More information about the bonus is shown in the table below.

District: R-A	District: R-B	District: R-C
• Up to 3 units allowed • Up to 4 units allowed if **keep existing structure** • Up to 8 units allowed if **all 8 are affordable to households at or below 60% AMI**	• Up to 6 units allowed • Up to 12 units allowed if **all 12 are affordable to households at or below 60% AMI**	• Up to 8 units allowed • Up to 16 units allowed if **all 16 are affordable to households at or below 60% AMI**

- There is also an **optional** height-based bonus that applies in all mixed-use districts.

In all **mixed-use zoning districts**

→ Two additional stories in height are allowed if **10% of units** are **affordable to people at or below 50% AMI**

OVERVIEW RELATED TO KEY TOPICS

Transportation & Infrastructure

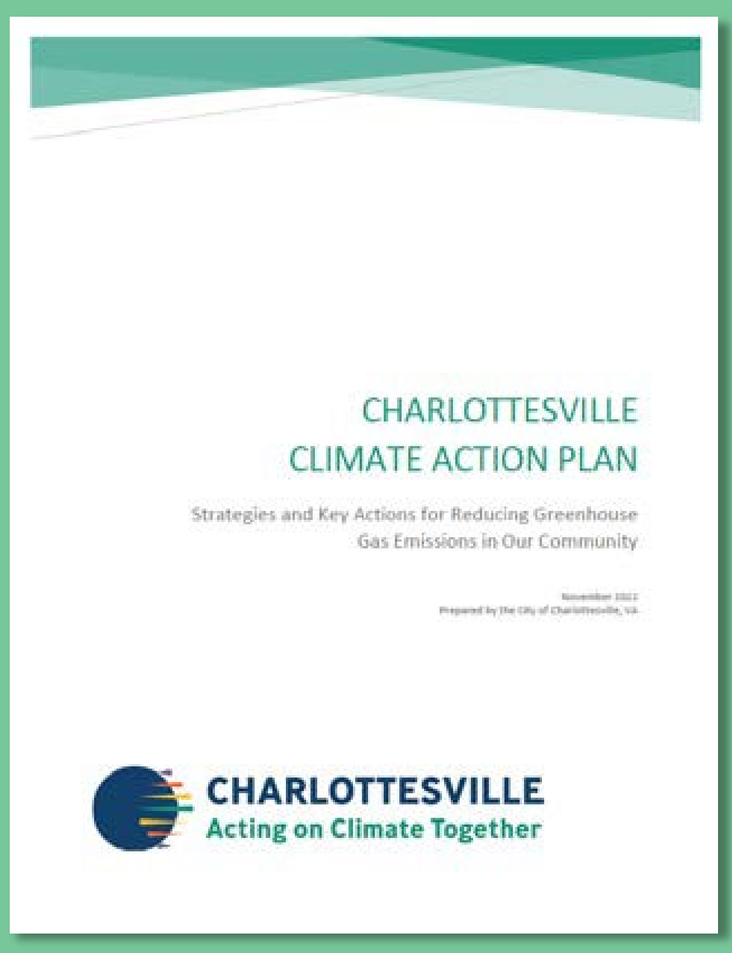
- More potential housing (and residents) in the city means that the **our infrastructure - transportation, water and sewer, etc. - will need to adapt over time**, as it always has.
- Planning for transportation, utilities, stormwater, and other infrastructure occurs on a continuous basis, **both regionally and locally**.
- Planning for infrastructure will **respond to anticipated growth trends as they change over time**.
- The existing infrastructure planning processes will ensure the City and region are meeting the needs of all residents.

More housing in the city = less need for new infrastructure in undeveloped areas

Less parking required = more efficient use of land and reduced cost of housing production

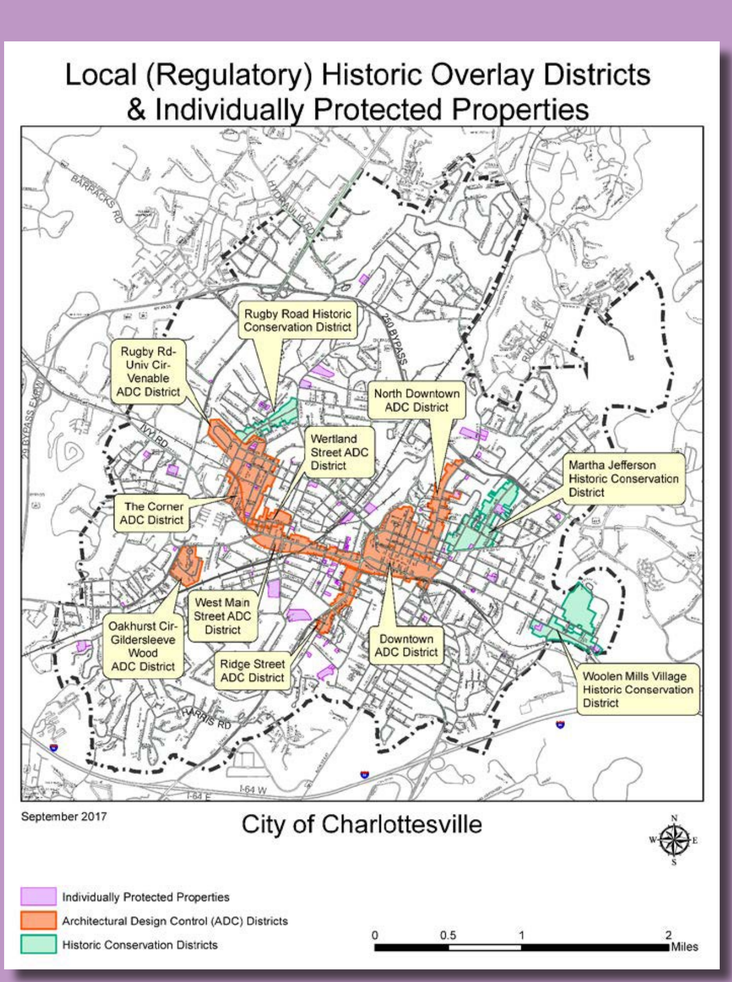
Climate Change & Environmental Protection

- In January 2023, City Council officially adopted the Climate Action Plan as an amendment to the City's Comprehensive Plan. This document recognizes that **multifamily housing is more energy-efficient than single-family homes**, and that denser development can **reduce infrastructure costs**, **decrease transportation costs, increase access to services**, and **help preserve greenspaces**.
- While allowing more housing in the city helps meet our goals for reducing transportation emissions, **we must still address emissions associated with our buildings and protect the values of our waterways and trees**.
- The current zoning rewrite effort will **maintain the existing environmental regulations, which exceed state mandates**.
- **Staff is now putting together a project to focus in on new regulations that could go even further to protect and improve these environmental resources** while still advancing our goals to increase housing supply and development opportunities in the city.


CHARLOTTESVILLE
CLIMATE ACTION PLAN
Strategies and Key Actions for Reducing Greenhouse Gas Emissions in Our Community
CHARLOTTESVILLE
Acting on Climate Together

Historic Preservation

- The proposed zoning ordinance would **allow adaptive reuse of structures and additional units on historic sites, allowing for retention of existing structures**, which contributes not only to historic preservation goals but also sustainability. The ordinance includes a bonus unit in the Residential A district to encourage preservation of an existing structure.
- **Guidelines and requirements related to historic preservation will remain**, and the current historic preservation **overlays will remain in place**.
- **City-designated historic areas will continue to receive the same level of review** by the Board of Architectural Review (BAR) or Entrance Corridor Review Board that they receive today. Properties in these areas will also have the opportunity to provide additional housing units, either in the main building or in areas deemed appropriate for new construction.



HOW TO USE THE DRAFT ZONING PAGES

Districts & Rules

District pages and Rules for Zoning Districts work hand-in-hand

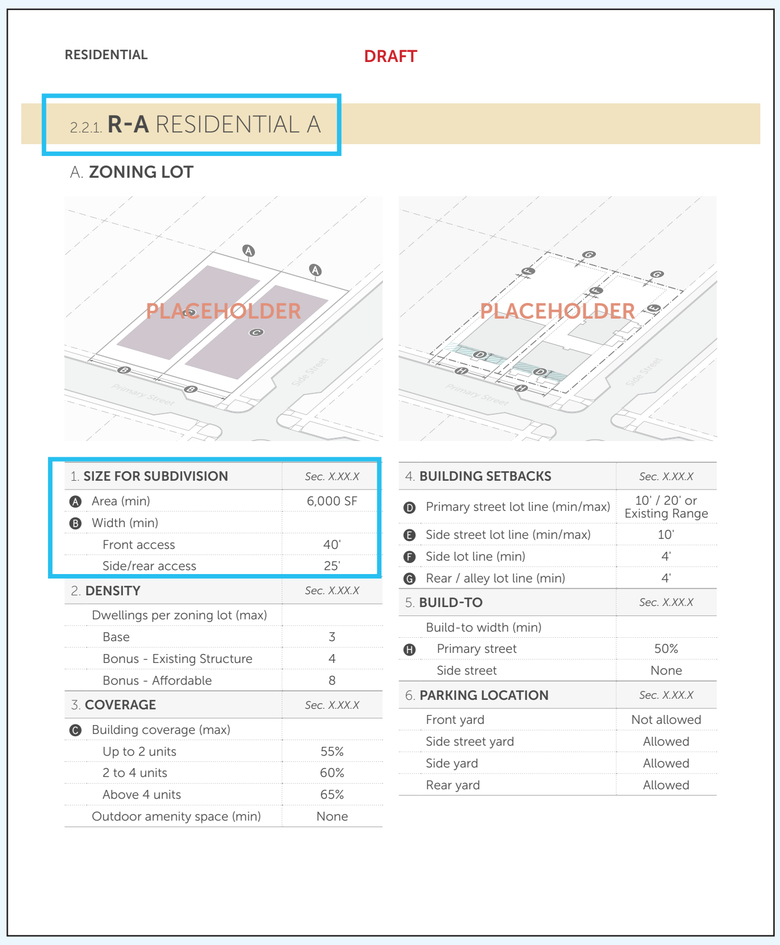
Step 1:

Find the District Page

Step 2:

Review the District Standards

Definitions provided in Rules for Zoning Districts - see Step 3.



RESIDENTIAL DRAFT

2.2.1. **R-A** RESIDENTIAL A

A. **ZONING LOT**

PLACEHOLDER

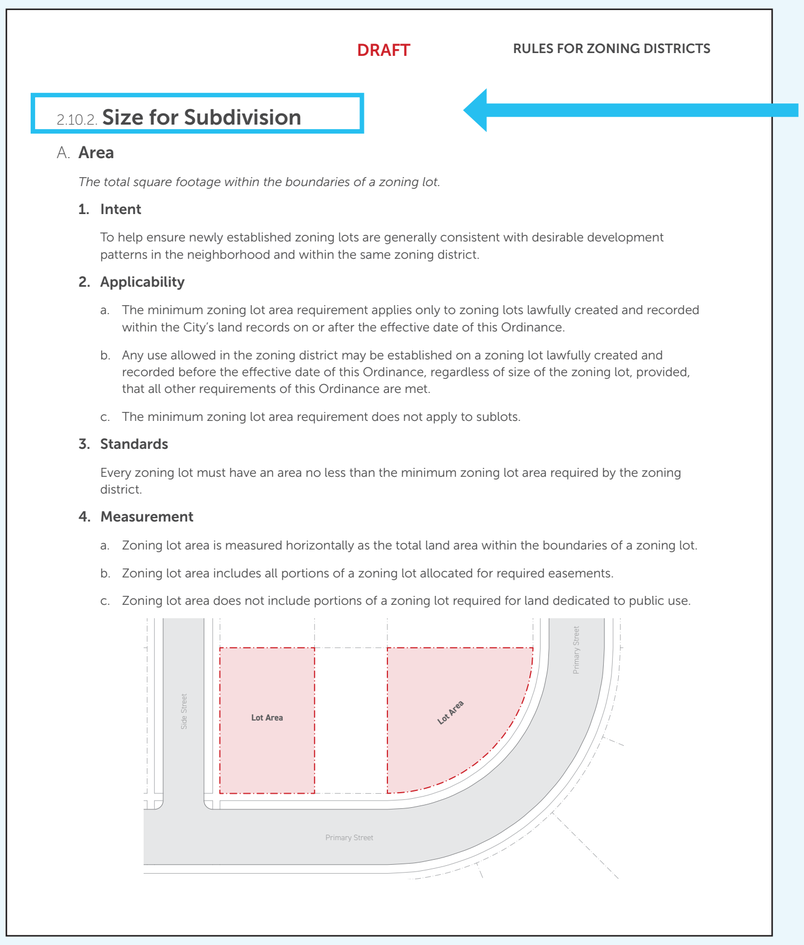
PLACEHOLDER

1. SIZE FOR SUBDIVISION	Sec. X.XX.X
Ⓐ Area (min)	6,000 SF
Ⓑ Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. X.XX.X
Dwellings per zoning lot (max)	
Base	3
Bonus - Existing Structure	4
Bonus - Affordable	8
3. COVERAGE	Sec. X.XX.X
Ⓒ Building coverage (max)	
Up to 2 units	55%
2 to 4 units	60%
Above 4 units	65%
Outdoor amenity space (min)	None

4. BUILDING SETBACKS	Sec. X.XX.X
Ⓓ Primary street lot line (min/max)	10' / 20' or Existing Range
Ⓔ Side street lot line (min/max)	10'
Ⓕ Side lot line (min)	4'
Ⓖ Rear / alley lot line (min)	4'
5. BUILD-TO	Sec. X.XX.X
Build-to width (min)	
Ⓗ Primary street	50%
Side street	None
6. PARKING LOCATION	Sec. X.XX.X
Front yard	Not allowed
Side street yard	Allowed
Side yard	Allowed
Rear yard	Allowed

Step 3:

Learn More About the Standards



DRAFT RULES FOR ZONING DISTRICTS

2.10.2. **Size for Subdivision**

A. **Area**

The total square footage within the boundaries of a zoning lot.

1. **Intent**

   To help ensure newly established zoning lots are generally consistent with desirable development patterns in the neighborhood and within the same zoning district.

2. **Applicability**

   a. The minimum zoning lot area requirement applies only to zoning lots lawfully created and recorded within the City's land records on or after the effective date of this Ordinance.

   b. Any use allowed in the zoning district may be established on a zoning lot lawfully created and recorded before the effective date of this Ordinance, regardless of size of the zoning lot, provided, that all other requirements of this Ordinance are met.

   c. The minimum zoning lot area requirement does not apply to sublots.

3. **Standards**

   Every zoning lot must have an area no less than the minimum zoning lot area required by the zoning district.

4. **Measurement**

   a. Zoning lot area is measured horizontally as the total land area within the boundaries of a zoning lot.

   b. Zoning lot area includes all portions of a zoning lot allocated for required easements.

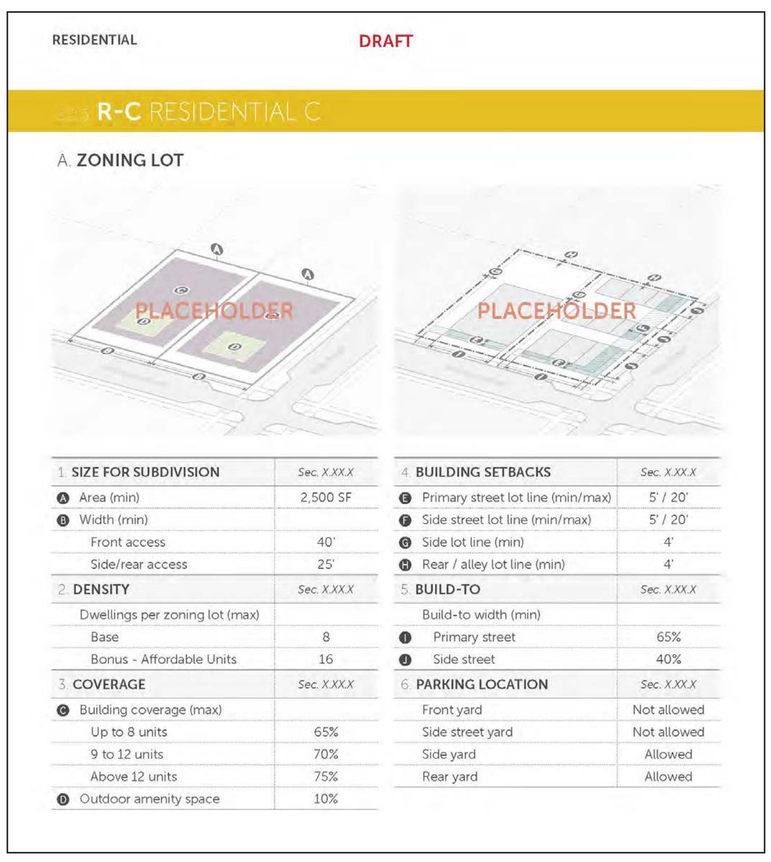
   c. Zoning lot area does not include portions of a zoning lot required for land dedicated to public use.

Zoning Standards for Better Outcomes

Each Zoning District has a two-page spread with four columns, as shown below.

Page 1

covers site requirements



RESIDENTIAL DRAFT

2.3.3. **R-C** RESIDENTIAL C

A. **ZONING LOT**

PLACEHOLDER

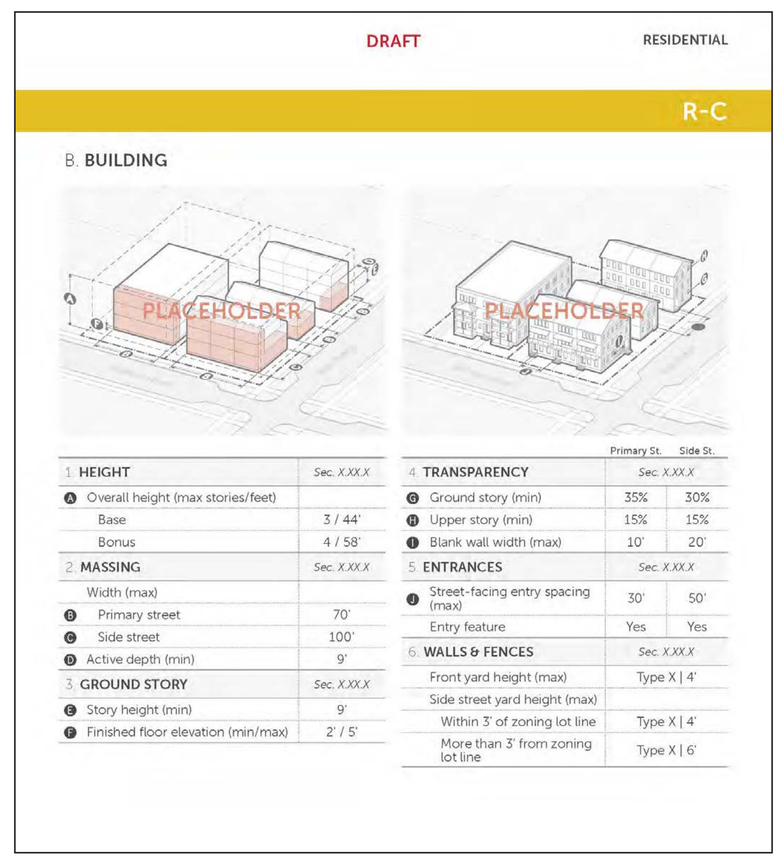
PLACEHOLDER

1. SIZE FOR SUBDIVISION	Sec. X.XX.X
Ⓐ Area (min)	2,500 SF
Ⓑ Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. X.XX.X
Dwellings per zoning lot (max)	
Base	8
Bonus - Affordable Units	16
3. COVERAGE	Sec. X.XX.X
Ⓒ Building coverage (max)	
Up to 8 units	65%
9 to 12 units	70%
Above 12 units	75%
Ⓓ Outdoor amenity space	10%

4. BUILDING SETBACKS	Sec. X.XX.X
Ⓔ Primary street lot line (min/max)	5' / 20'
Ⓕ Side street lot line (min/max)	5' / 20'
Ⓒ Side lot line (min)	4'
Ⓗ Rear / alley lot line (min)	4'
5. BUILD-TO	Sec. X.XX.X
Build-to width (min)	
Ⓘ Primary street	65%
Ⓙ Side street	40%
6. PARKING LOCATION	Sec. X.XX.X
Front yard	Not allowed
Side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed

Page 2 covers

requirements for the building itself



DRAFT RESIDENTIAL

R-C

B. **BUILDING**

PLACEHOLDER

PLACEHOLDER

1. HEIGHT	Sec. X.XX.X
Ⓐ Overall height (max stories/feet)	
Base	3 / 44'
Bonus	4 / 58'
2. MASSING	Sec. X.XX.X
Width (max)	
Ⓑ Primary street	70'
Ⓒ Side street	100'
Ⓓ Active depth (min)	9'
3. GROUND STORY	Sec. X.XX.X
Ⓔ Story height (min)	9'
Ⓕ Finished floor elevation (min/max)	2' / 5'

	Primary St.	Side St.
4. TRANSPARENCY	Sec. X.XX.X	
Ⓖ Ground story (min)	35%	30%
Ⓗ Upper story (min)	15%	15%
Ⓘ Blank wall width (max)	10'	20'
5. ENTRANCES	Sec. X.XX.X	
Ⓙ Street-facing entry spacing (max)	30'	50'
Entry feature	Yes	Yes
6. WALLS & FENCES	Sec. X.XX.X	
Front yard height (max)	Type X | 4'	
Side street yard height (max)		
Within 3' of zoning lot line	Type X | 4'	
More than 3' from zoning lot line	Type X | 6'	

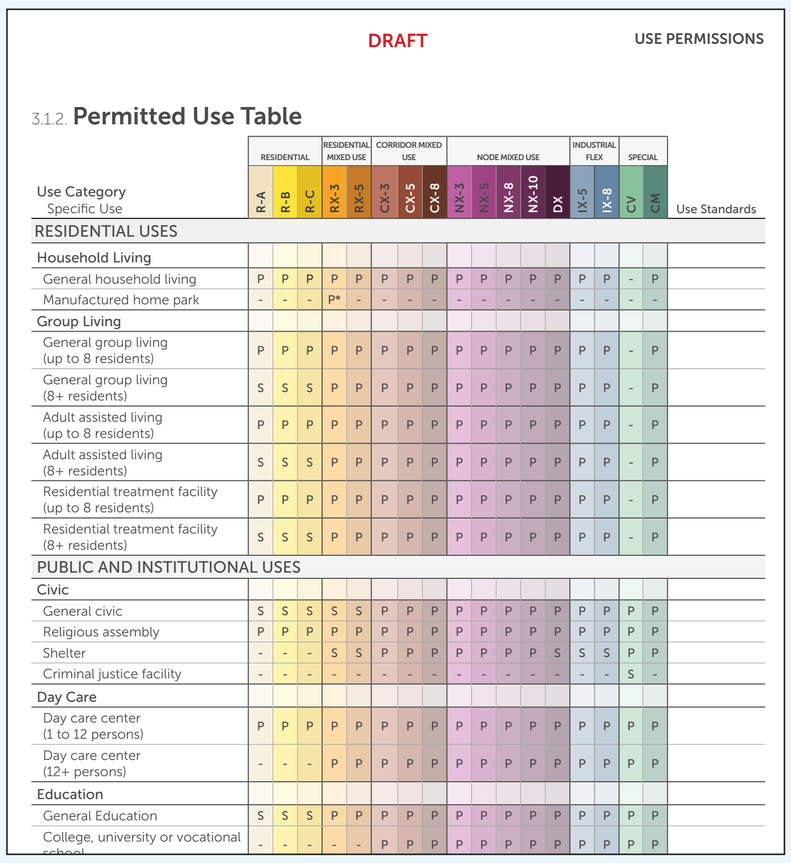
Allowed Uses

Use Table

Use Definitions & Examples

Use Standards

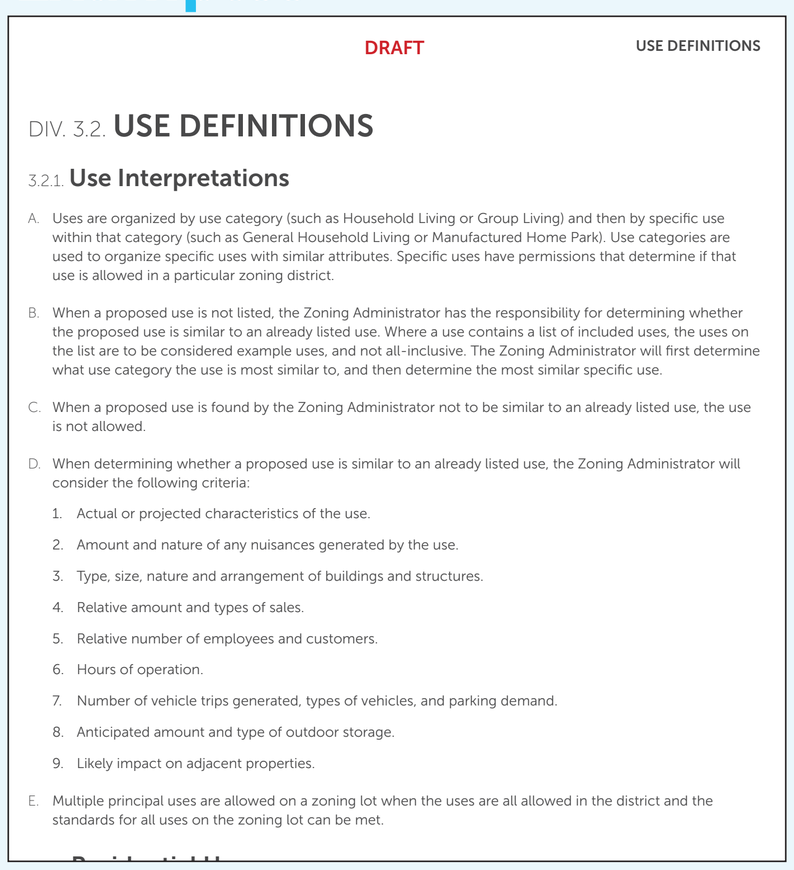
*(used whenever there is an asterisk * in the use table)*



DRAFT USE PERMISSIONS

3.1.2. **Permitted Use Table**

Use Category / Specific Use	R-A	R-B	R-C	RX-3	RX-5	CX-3	CX-5	CX-8	NX-3	NX-5	NX-8	NX-10	DX	IX-5	IX-8	CV	CM	Use Standards
	RESIDENTIAL			RESIDENTIAL MIXED USE		CORRIDOR MIXED USE			NODE MIXED USE					INDUSTRIAL FLEX		SPECIAL		
RESIDENTIAL USES																		
Household Living																		
General household living	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
Manufactured home park	-	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	
Group Living																		
General group living (up to 8 residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
General group living (8+ residents)	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
Adult assisted living (up to 8 residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
Adult assisted living (8+ residents)	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
Residential treatment facility (up to 8 residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
Residential treatment facility (8+ residents)	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
PUBLIC AND INSTITUTIONAL USES																		
Civic																		
General civic	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	
Religious assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Shelter	-	-	-	S	S	P	P	P	P	P	P	P	S	S	S	P	P	
Criminal justice facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	
Day Care																		
Day care center (1 to 12 persons)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Day care center (12+ persons)	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Education																		
General Education	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
College, university or vocational school	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	



DRAFT USE DEFINITIONS

DIV. 3.2. **USE DEFINITIONS**

3.2.1. **Use Interpretations**

A. Uses are organized by use category (such as Household Living or Group Living) and then by specific use within that category (such as General Household Living or Manufactured Home Park). Use categories are used to organize specific uses with similar attributes. Specific uses have permissions that determine if that use is allowed in a particular zoning district.

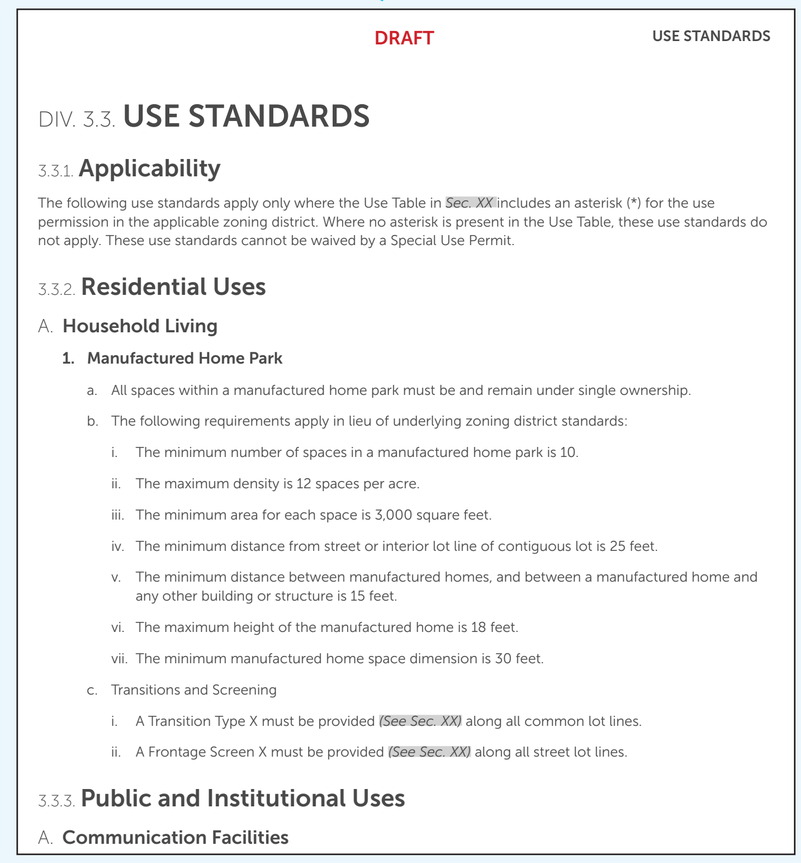
B. When a proposed use is not listed, the Zoning Administrator has the responsibility for determining whether the proposed use is similar to an already listed use. Where a use contains a list of included uses, the uses on the list are to be considered example uses, and not all-inclusive. The Zoning Administrator will first determine what use category the use is most similar to, and then determine the most similar specific use.

C. When a proposed use is found by the Zoning Administrator not to be similar to an already listed use, the use is not allowed.

D. When determining whether a proposed use is similar to an already listed use, the Zoning Administrator will consider the following criteria:

1. Actual or projected characteristics of the use.
2. Amount and nature of any nuisances generated by the use.
3. Type, size, nature and arrangement of buildings and structures.
4. Relative amount and types of sales.
5. Relative number of employees and customers.
6. Hours of operation.
7. Number of vehicle trips generated, types of vehicles, and parking demand.
8. Anticipated amount and type of outdoor storage.
9. Likely impact on adjacent properties.

E. Multiple principal uses are allowed on a zoning lot when the uses are all allowed in the district and the standards for all uses on the zoning lot can be met.



DRAFT USE STANDARDS

DIV. 3.3. **USE STANDARDS**

3.3.1. **Applicability**

The following use standards apply only where the Use Table in *Sec. XX* includes an asterisk (*) for the use permission in the applicable zoning district. Where no asterisk is present in the Use Table, these use standards do not apply. These use standards cannot be waived by a Special Use Permit.

3.3.2. **Residential Uses**

A. **Household Living**

1. **Manufactured Home Park**

   a. All spaces within a manufactured home park must be and remain under single ownership.

   b. The following requirements apply in lieu of underlying zoning district standards:

      i. The minimum number of spaces in a manufactured home park is 10.

      ii. The maximum density is 12 spaces per acre.

      iii. The minimum area for each space is 3,000 square feet.

      iv. The minimum distance from street or interior lot line of contiguous lot is 25 feet.

      v. The minimum distance between manufactured homes, and between a manufactured home and any other building or structure is 15 feet.

      vi. The maximum height of the manufactured home is 18 feet.

      vii. The minimum manufactured home space dimension is 30 feet.

   c. Transitions and Screening

      i. A Transition Type X must be provided *(See Sec. XX)* along all common lot lines.

      ii. A Frontage Screen X must be provided *(See Sec. XX)* along all street lot lines.

3.3.3. **Public and Institutional Uses**

A. **Communication Facilities**

PROPOSED ZONING DISTRICTS

RESIDENTIAL

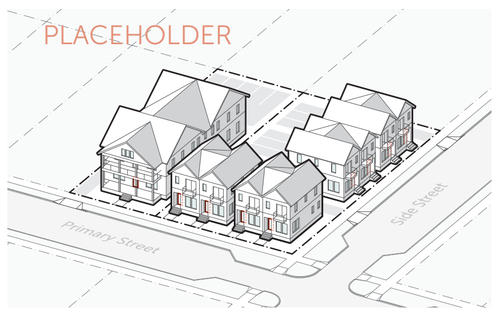
Low- to moderate-intensity housing options including single-unit homes, duplexes, triplexes, fourplexes, townhomes, and small apartments, supporting and within walking distance of neighborhood-serving retail, food, and service uses.

Residential A (R-A)

3 dwelling units, up to 4 with existing structure maintained, up to 8 with affordability bonus*; allows corner store/shopfront house in some areas

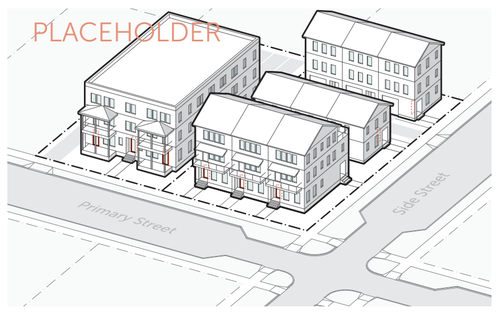
Residential B (R-B)

6 dwelling units, up to 12 with affordability bonus*; allow corner store/shopfront house in some areas



Residential C (R-C)

8 dwelling units, up to 16 with affordability bonus*; generally located in close proximity to key intersections based on the Streets That Work plan; allows corner store/shopfront house in some areas



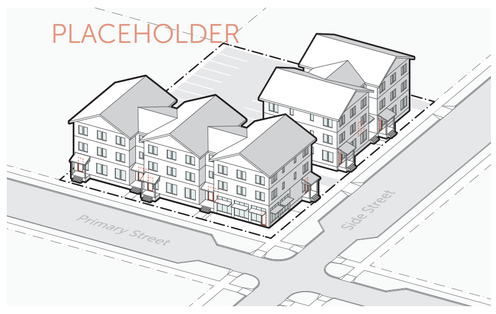
**Find out more about the affordability bonus on the website or on the boards at this meeting.*

RESIDENTIAL MIXED USE

Moderate- to higher-intensity housing options including duplexes, triplexes, fourplexes, and townhomes up to larger apartment complexes, supporting and within walking distance of neighborhood-serving retail, food, and service uses.

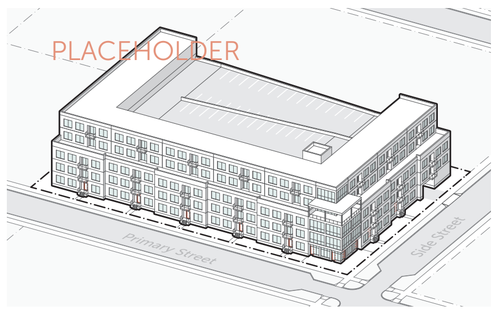
Residential Mixed Use 3 (RX-3)

3 stories tall; allows limited commercial uses



Residential Mixed Use 5 (RX-5)

5 stories tall; allows limited commercial uses; generally located in close proximity to key intersections based on the Streets That Work plan

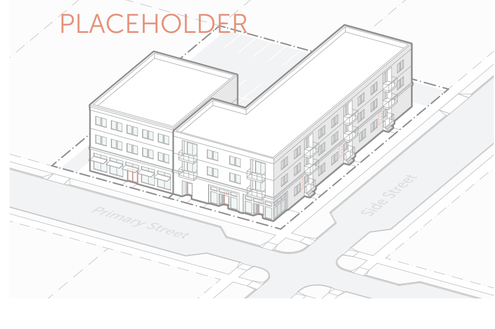


CORRIDOR MIXED USE

Mixed-use, office, and residential buildings intended to accommodate a variety of residential, retail, service and commercial in a vibrant, pedestrian-friendly environment.

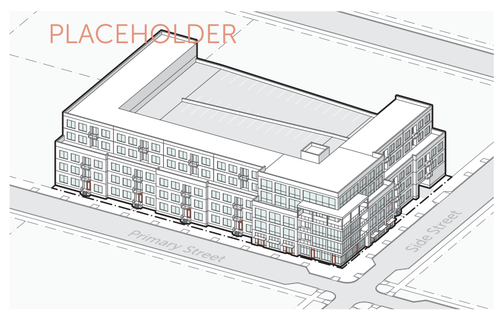
Corridor Mixed Use 3 (CX-3)

3 stories tall



Corridor Mixed Use 5 (CX-5)

5 stories tall; generally located in close proximity to key intersections based on the Streets That Work plan



Corridor Mixed Use 8 (CX-8)

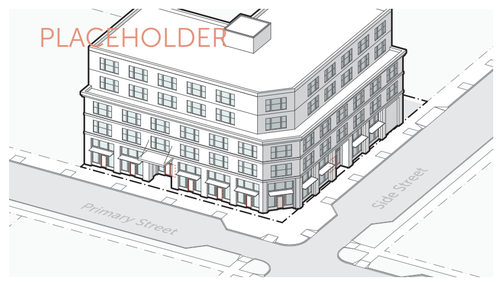
8 stories tall

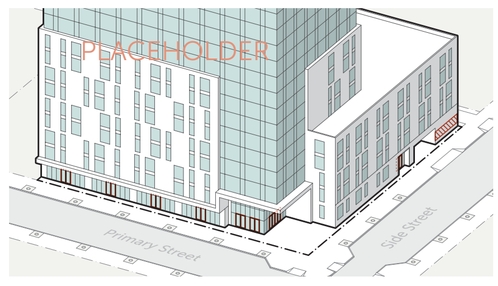
PROPOSED ZONING DISTRICTS (CONTINUED)

NODE MIXED USE

Mixed-use, office, and residential buildings intended to accommodate a variety of residential, retail, service and commercial in a vibrant, pedestrian-friendly shopfront environment. Although buildings are allowed to be exclusively residential or nonresidential in use, the vertical mixing of uses is strongly encouraged.

Node Mixed Use 3 (NX-3)	3 stories tall
Node Mixed Use 5 (NX-5)	5 stories tall; tall ground floor requirement with more transparency on ground floor; generally located in close proximity to key intersections based on the Streets That Work plan
Node Mixed Use 8 (NX-8)	8 stories tall; tall ground floor requirement with more transparency on ground floor
Node Mixed Use 10 (NX-10)	10 stories tall; tall ground floor requirement with more transparency on ground floor; generally located in close proximity to key intersections based on the Streets That Work plan
Downtown Mixed Use (DX)	10 stories tall; tall ground floor and additional frontage requirements in some areas

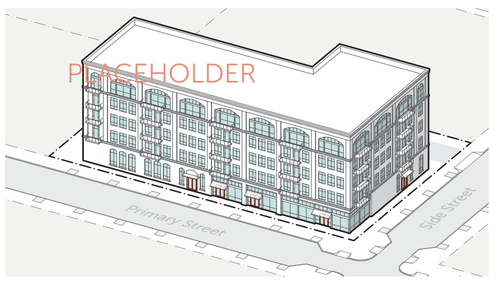




INDUSTRIAL FLEX ZONING CATEGORY

Accommodates a variety of light industrial and manufacturing uses while allowing for retail, service and commercial opportunities in a vibrant pedestrian-friendly environment.

Industrial Flex 5 (IX-5)	5 stories tall; tall ground floor requirement; allows light industrial/ maker spaces, other industrial uses by special exception
Industrial Flex 8 (IX-8)	8 stories tall; tall ground floor requirement; allows light industrial/ maker spaces, other industrial uses by special exception; generally located in close proximity to key intersections based on the Streets That Work plan



SPECIAL

Mix of building types that serve surrounding neighborhoods and produce activities that do not readily assimilate into other zoning districts.

Civic (CV)	Includes public parks and permanent conservation areas
Campus (CM)	Includes local public schools, university properties, and hospitals

OVERLAY DISTRICTS

Overlay Districts apply additional regulations within a specified geographic area. Regulations may relate to design, environmental protection, or any other issue that requires additional zoning regulation in a specific area. Where existing overlay districts are not noted below, the intent is that the overlay would either be replaced with a zoning district or would no longer be included in the zoning ordinance.

- Architectural Design Control District (-AD)
- Individual Protected Properties (-IPP)
- Conservation District (-CD)
- Flood Hazard Protection (-FHP)

PROPOSED ZONING MAP

DRAFT - 2/2/2023

KEY

PROPOSED ZONING

Residential
- R-A
- R-B
- R-C

Residential Mixed Use
- RX-3
- RX-5

Corridor Mixed Use
- CX-3
- CX-5
- CX-8

Node Mixed Use
- NX-3
- NX-5
- NX-8
- NX-10
- DX

Industrial Flex
- IX-5
- IX-8

Special
- CV (Civic)
- CM (Campus)

STREET TYPOLOGY

- Downtown
- Industrial
- Mixed Use A
- Mixed Use B
- Neighborhood A
- Neighborhood B

Use the interactive map to zoom in on specific sites

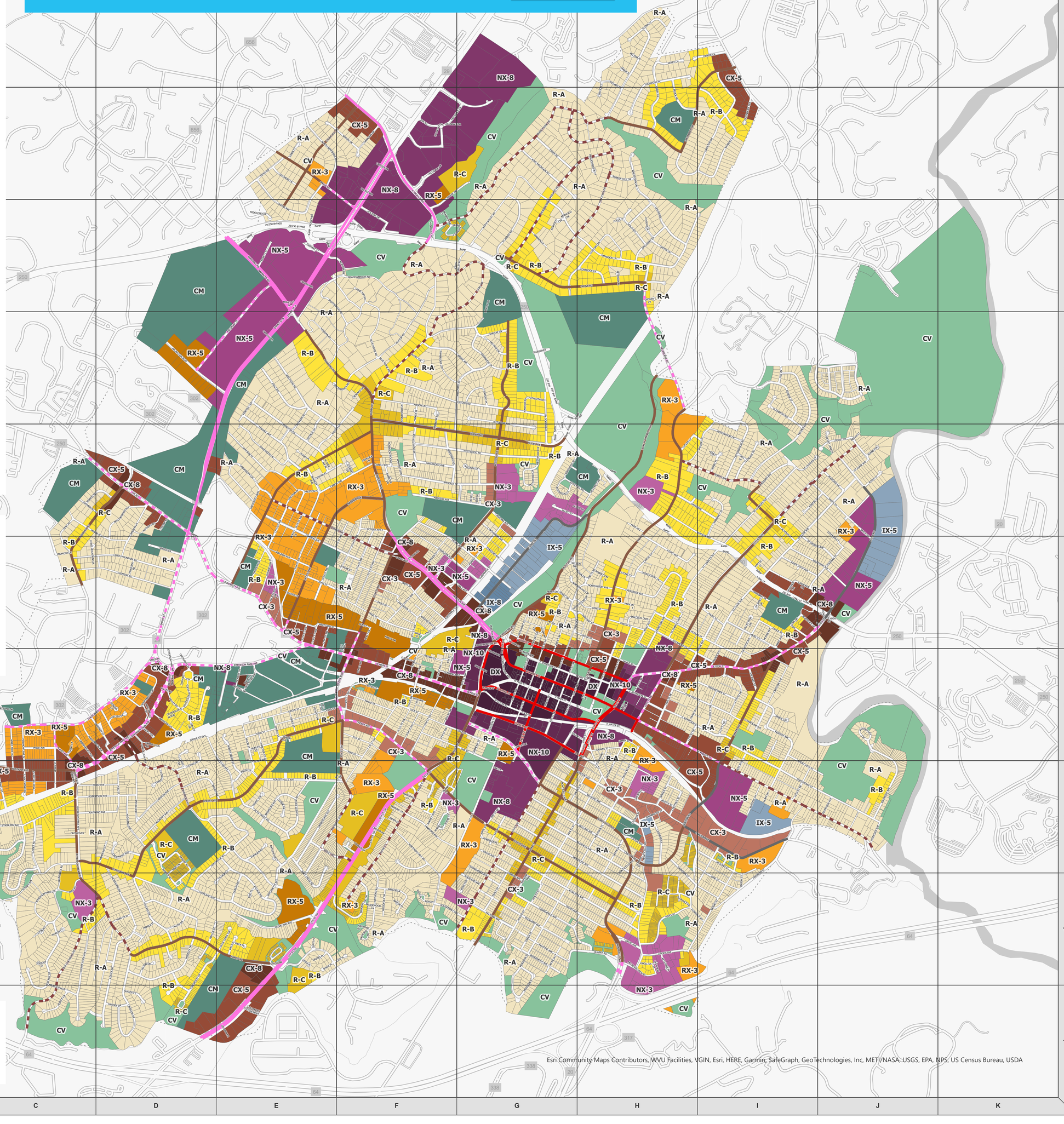
Miles: 0 — 0.25 — 0.5 — 1

Overlays:

-FHP (Flood Hazard Protection Overlay District)
-AD (Architectural Design Control District)
-C (Conservation District)
-IPP (Individual Protected Properties)

These overlays will be carried forward from the current zoning ordinance.

For more information about the draft zoning ordinance, visit CvillePlansTogether.com



Esri Community Maps Contributors, WVU Facilities, VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

CURRENT ZONING MAP

CITY OF CHARLOTTESVILLE ZONING DISTRICT MAP

PROFFERS ISSUED

FILE NUMBER	LOCATION	DATE
ZM-03-12-15	JOHNSON VILLAGE	1/20/2004
ZM-03-12-15A	JOHNSON VILLAGE	3/10/2004
ZM-04-1-02	TM 55A PAR 88.1	4/5/2004
ZM-04-01-03	TM 55A PAR 88.8	4/5/2004
ZM-04-07-17	TM 59 PAR 374	1/3/2005
ZM-03-12-13	NE PALANTINE AVE	1/3/2005
ZM-05-08-11	625 MONTICELLO AV	12/5/2005
ZM-05-9-19	1201, 1203, 1205 CARLTON A	3/20/2006
ZM-06-3-3	TM 25 PAR 51, 52	10/2/2006
ZM-07-08-20	TM 32 PAR 197, 198, 199	9/17/2007
ZM-07-07-19	TM 59 PAR 375, 375.1, 379	10/15/2007
ZM-08-11-40	LONGWOOD DRIVE	7/20/2009
ZM-09-07-16	WILLIAM TAYLOR PLAZA	11/2/2009
ZM-10-02-04	1512 EAST MARKET STREET	5/17/2010
ZM-10-05-13	233 4TH STREET NW	8/16/2010
ZM-11-00-02	"THE WOODS" PUD	12/19/2011
ZM-12-03-04	PEN PARK LANE	9/4/2012
ZM-12-12-16	111 ELLIOTT AVE	4/15/2013
ZM-13-01-02	JOHNSON VILLAGE III	4/15/2013
ZM-12-04-06	STONEHENGE AVE	5/20/2013
ZM-13-07-11	WATER ST EXTENDED	2/18/2014
ZM-16-00003	910, 912, 914, 916 KING ST	7/17/2017
ZM17-00003	0 MONTICELLO	4/16/2018
ZM18-00002	1335, 1337 CARLTON AV	12/17/2018

0 0.5 1
Miles

Special Use Permits are identified on the map for general reference only. Refer to the original SUP file for further information.

Neighborhood Development Services

Approved April 6, 2009

RESIDENTIAL
- R-1
- U R-1U
- R-1S
- U R-1SU
- R-2
- U R-2U
- R-3
- UMD University Medium Density
- UHD University High Density
- MR McIntire-5th Residential
- Planned Unit Development

COMMERCIAL
- B-1
- B-2
- B-3
- ES Emmet Street Commercial

OVERLAY DISTRICTS
- Public Park Protection
- Architectural Design Control Districts and Individually Protected Properties
- Historic Conservation District
- Entrance Corridors
- Corner Parking Zone
- Parking Modified Zone
- Urban Corridor Parking Zone
- Special Use Permits

MIXED USE
- D Downtown Corridor
- DE Downtown Extended Corridor
- DN Downtown North Corridor
- WME West Main East Corridor
- WMW West Main West Corridor
- CC Central City Corridor
- URB Urban Corridor
- HS High Street Corridor
- HW Highway Corridor
- NCC Neighborhood Commercial Corridor
- CH Cherry Avenue Corridor
- SS South Street District Corridor
- CD The Corner District Corridor
- WSD Water Street District Corridor

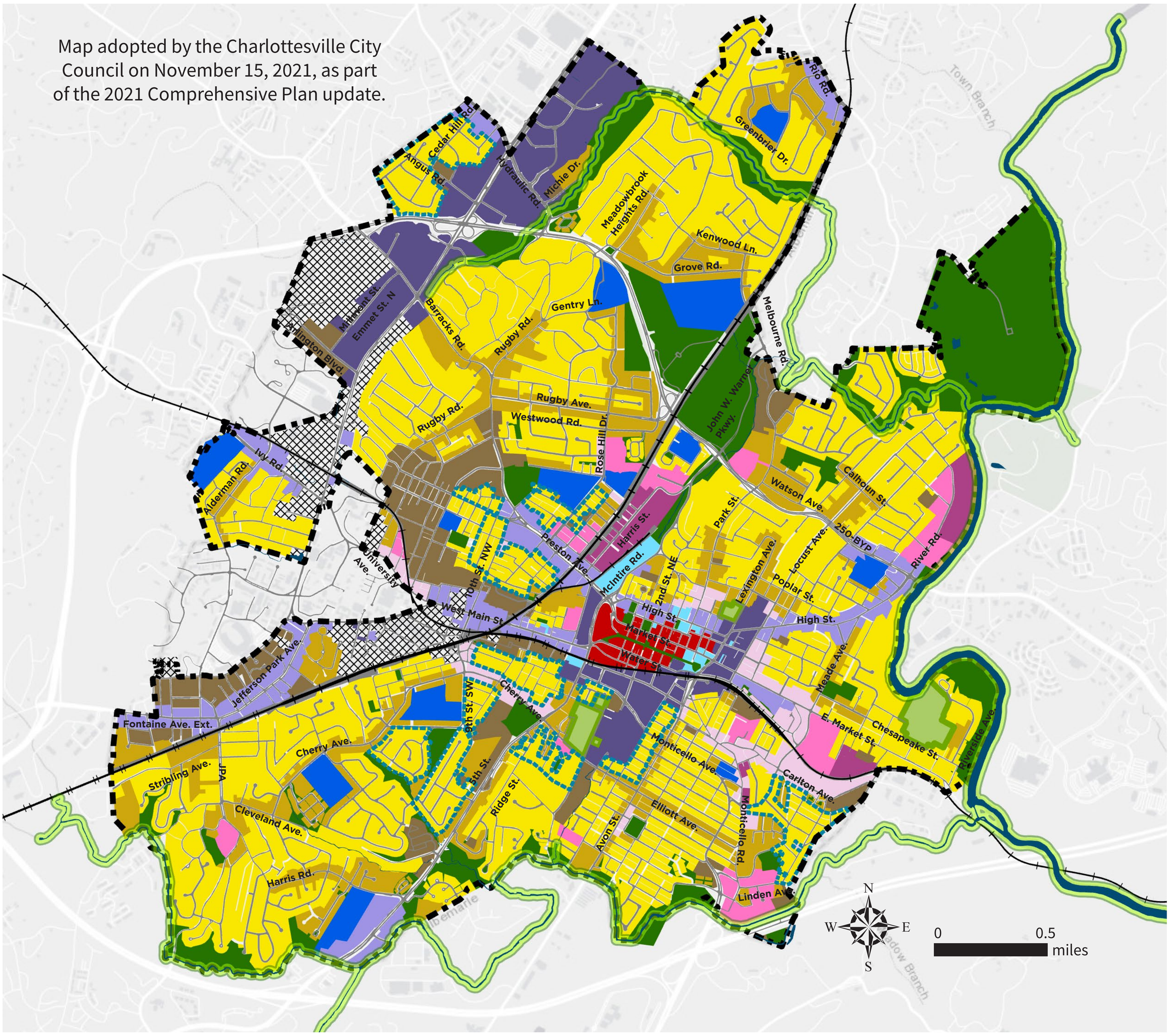
INDUSTRIAL
- M-I
- IC Industrial Corridor

AMENDMENT DATES

July 22, 2009	January 22, 2014
October 1, 2009	February 18, 2014
November 10, 2009	September 2, 2014
November 19, 2009	December 1, 2014
October 29, 2010	June 1, 2015
November 15, 2010	July 20, 2015
June 22, 2011	October 5, 2015
September 21, 2011	March 7, 2016
December 5 , 2011	March 21, 2016
December 19, 2011	May 2, 2016
January 3, 2012	September 6, 2016
February 6, 2012	December 5, 2016
March 5, 2012	July 17, 2017
June 11, 2012	October 2, 2017
December 7, 2012	December 4, 2017
April 15, 2013	April 2, 2018
May 6, 2013	April 16, 2018
May 20, 2013	June 4, 2018
September 16, 2013	July 2, 2018
November 4, 2013	July 16, 2018
December 2, 2013	October 1, 2018
December 16, 2013	December 17, 2018
	February 4, 2019

FUTURE LAND USE MAP

Map adopted by the Charlottesville City Council on November 15, 2021, as part of the 2021 Comprehensive Plan update.



RESIDENTIAL
Limited commercial uses allowed in all residential districts, to be further described in the Zoning Ordinance. Zoning tools will regulate affordability and maximum allowable development for all categories and will consider demolition disincentives, as feasible.
Description
General Residential: Allow for additional housing choice within existing residential neighborhoods throughout the city.
General Residential (Sensitive Community Areas): Allow for additional housing choice, and tools to mitigate displacement, within existing residential neighborhoods that have high proportions of populations that may be sensitive to displacement pressures. (Note: The boundaries for these areas should evolve during the zoningupdate process, as described on page 25 of the Comprehensive Plan.)
Medium Intensity Residential: Increase opportunities for housing development including affordable housing, along neighborhoods corridors, near community amenities, employment centers, and in neighborhoods that are traditionally less affordable.
Higher-Intensity Residential: Provide opportunities for higher density, multi-family focused development. Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.

MIXED USE NODES AND CORRIDORS
Neighborhood Mixed Use Corridor: Neighborhood-scaled mixed use areas arranged along corridors that support existing residential districts.
Neighborhood Mixed Use Node: Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings.
Business and Technology Mixed Use: Light industrial and production uses, with other commercial and residential uses (where appropriate).
Urban Mixed Use Corridor: Higher intensity mixed use development arranged along corridors between employment, commercial, and civic hubs of the city.
Urban Mixed Use Node: Urban mixed use districts that support community housing, employment, and commercial development.
Downtown Core: A primary, central mixed use activity hub for the city.

OTHER CATEGORIES
Open Spaces and Parks: Includes both public and private spaces
Cemetery: Includes both public and private cemeteries
Civic: Includes governmental buildings
Education: Charlottesville City Schools and Non-City Schools
UVA: Properties owned by the University of Virginia
Stream Buffer: 100’ buffer
City of Charlottesville Boundary and Urban Development Area

PLEASE SHARE YOUR FEEDBACK

Please share comments related to Module 1 (including the zoning map) by March 31.

Option 1: Complete the Online Feedback Form

Find the form at CvillePlansTogether.com/draft-zoning, or scan the QR code

Option 2: Send comments via email

Engage@cvilleplanstogether.com (or contact the Cville Plans Together team via the website)

Option 3: Send comments via mail

Neighborhood Development Services
City Hall
P.O. Box 911
Charlottesville, VA 22902

CVILLE PLANS TOGETHER

Do you have any clarifying questions or comments you'd like to share?